



**Re: DRC2015-00075 BIRKLER, North County E -Referra, MUP ( Templeton)**

**Michael Stoker** to: Brandi Cummings  
Cc: Cheryl Journey, Martin Mofield

01/13/2016 10:11 AM

Brandi,

Please find Buildings comments for DRC2015-00075 below. The plans submitted a substantially incomplete as they did not include floor plans and elevations reflecting the proposed work . All my comments a cursory in nature to help assist them with items that will need to be addressed when submitting for a building permit. Please let me know if you have any questions.

In regards to this preliminary review, a building permit is required. The drawings specify the work to be completed consists of converting an existing garage/workshop in to a guest house and home office.. The project shall comply with current codes adopted by the County of San Luis Obispo (2013 California Building Standards Codes and Title 19 of the SLO County Codes).

The submittal is substantially incomplete at this time as they need to be provided with floor plans and elevations showing the existing site condition and all proposed work to be completed under this application. This is a cursory review and a thorough plan review will be conducted at time of building permit application, the following items are noted to assist design review;

- 1) Provide plans showing all work to be completed under this application. Plans should include: site plan, floor plans, elevations, structural sheets/ design, electrical, mechanical, and plumbing sheets, etc. All items below should be addressed.
- 2) Please provide a reference to the 2013 California Residential Code on the cover sheet of the plans under "Applicable Codes".
- 3) The design of the openings, projections, wall rating based on fire separation distance will need to be shown on the plans to comply with CRC Section 302, including Table 302.1(2) for buildings with sprinklers.
- 4) Provide details for the stairs, handrails, and guardrails that comply with the California Residential code.
- 5) Provide notes on the plans for the 'egress' windows to verify compliance with the California Residential code.
- 6) Provide plans which clearly show the structural design to verify compliance with the prescriptive requirements of the 2013 California Residential Code or any structural element not complying with the prescriptive requirements will need to be prepared by a California Licensed Design Professional (Architect or Engineer) justifying the structural design
- 7) Provide electrical plans with notes to show the location of the main electrical panel, sub-panels, receptacles, lights, switches, and smoke detectors and Co alarms to verify compliance with the 2013 California Electrical Code.
- 8) Provide notes and information on the plans for the plumbing fixtures requirements, the design of the waste lines, vents, and water lines will all need to comply with the 2013 California Plumbing Code.
- 9) Energy calculation will need to be submitted to verify compliance with the 2013

- California Energy Code.
- 10) The plans will need show compliance with the 2013 California Green Building Code and the County of San Luis Obispo's Green Building Ordinance.
  - 11) Fire sprinklers will be required for this project and will need to be submitted under a separate permit application. Provide plans showing the design and layout for the sprinkler system.

Thanks

Michael Stoker  
Building Division Supervisor, CASp  
805.781.1543



Mail for PL\_Referrals Group

San Luis Obispo County Planning & B...

01/12/2016 08:15:30 AM

From: Mail for PL\_Referrals Group  
To:  
Cc: Brandi Cummings/Planning/COSLO@Wings, Teresa Ditmars/Planning/COSLO@Wings  
Date: 01/12/2016 08:15 AM  
Subject: DRC2015-00075 BIRKLER, North County E-Referra, MUP ( Templeton)  
Sent by: Teresa Ditmars

**San Luis Obispo County  
Planning & Building Department**

**DRC2015-00075 BIRKLER, North County E-Referra, MUP ( Templeton)**

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This application was recently filed with the Planning Department for review and approval. Because the proposal may be of interest or concern to your agency or community group, we are notifying you of the availability of a referral on the project.

**Please comment on all issues that you see may be associated with this project.**

Please respond to this referral within 14 days of receiving this e-mail.

**Community Advisory Groups, please respond within 60 days of receiving this e-mail.**

Direct your comments to the planner, Brandi Cummings, 805-781-1006, BCummings@co.slo.ca.us

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**Community Advisory Groups:** You will want to contact the applicant and/or agent for the project to request a presentation to your group, or simply to answer questions about the project. The telephone

ATTACHMENT 04

number and address for the applicant/agent are provided in the link below.

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[Direct Link to BIRKLER referral package.](#)

Link to webpage for all referral packages: <http://www.slocounty.ca.gov/planning/referrals.htm>

Web-Page Referral Form

Date: 1/12/2015

Planner: Brandi Cummings

Applicant Name: BIRKLER

Case Number: DRC2015-00075

Project Description: MUP

APN: 039-401-041

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**Referral Response:**

As part of your response to this referral, please answer the following questions. You may also choose to respond that you have no comments regarding the proposal.

**Agencies:**

Are there significant concerns, problems or impacts in your area of review?

If Yes, please describe the impacts along with any recommendations to reduce the impacts in your response.

**Community Advisory Groups:**

If your community has a "vision" statement in the Area Plan - does the community feel this project helps to achieve that vision? If No, please describe.

What does the community like or dislike about the project or proposal?

Is the project compatible with surrounding development, does it fit in well with its surroundings? If No, are there changes in the project that would make it fit in better?

Does the community believe the road(s) that provide access to the site is(are) already overcrowded?

Does the community wish to have a trail in this location?

If the proposal is a General Plan Amendment, does the community feel the proposed change would encourage other surrounding properties to intensify, or establish intense uses that would not otherwise occur?

Please make any other comments regarding the proposal.

Thank you,

Teresa Ditmars  
Current Planning

ATTACHMENT 04

805/788-2009  
tditmars@co.slo.ca.us



## DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

DATE: 1/12/2015

TO:

Public works

FROM:

Brandi Cummings, 805-781-1006, BCummings@co.slo.ca.us  
NORTH COUNTY Team / Development Review

JAN 12 2016

PROJECT DESCRIPTION: DRC2015-00075 BIRKLER MUP, PROPOSED REMODEL OF EXISTING GARAGE/WORKSHOP TO GUEST HOME AND HOME OFFICE LOCATED AT 1191 DEERFIELD ROAD, TEMPLETON APN: 039-401-041

Return this letter with your comments attached no later than 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

## PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☒ YES (Please go on to PART II.)  
☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

## PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)  
☒ NO (Please go on to PART III.)

## PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

No concerns

Date

1.19.15

Name

Lin Ombler

Phone

5271